

# **HISTORIC PRESERVATION COMMISSION**

## **Minutes**

May 8, 2008

The Historic Preservation Commission for the City of Salisbury met in regular session on Thursday, May 8<sup>th</sup> in the Council Chambers at the City Hall, 217 S. Main Street.

The meeting was called to order by the Chairperson, Anne Lyles. She read the purpose and procedure for the meeting.

The following members were present and introduced: Jack Errante, Ronald Fleming, Judy Kandl, Andrew Pitner

Absent: Susan Hurt, Deborah Johnson, Anne Waters

### **Requests for Certificates of Appropriateness**

**H-11-08 316 Depot St.** – Leon S. Bradshaw, owner

**Request:** Renovation of space for addition to 322 Depot St. Dance Studio, replace front windows with similar to 322 Depot St., front door to match 322 Depot St, replace rear door and add canopy per drawing.

Chris Bradshaw, applicant/agent, and Wendy Spry, staff, were sworn in to give testimony for the request.

Prior to Chris Bradshaw's testimony, Wendy Spry gave the members a revised rear elevation drawing for the project. She also informed them of the following information finalized since the application was received – (1) the existing door will be repaired and used as the overhead door for the front elevation (2) the rear double bronze doors will be changed to a bronze, tinted-glass single door as shown on the new elevation drawing (3) the condensing unit will be moved to the roof and screened by a 3-ft parapet wall (4) the awnings that will cover the 8 x 10 ft. door on the back will be metal, dark brown matching the same as for 322 Depot St.

Staff presented slides of both 316 & 322 Depot St. as Mr. Bradshaw presented his testimony. He informed the Commission that the awnings on the 316 side were replaced about 4 years ago when 322 was restored and remodeled for a dance studio. He stated that 316 would be a gymnastic studio with lobby for a waiting area.

Showing the floor plan of the building, he stated that an interior door and handicap ramp would be the connection of the two buildings. In addition to the information previously given by Wendy Spry, Mr. Bradshaw testified the glass in the front windows of 316 would be replaced with the same window pattern that exists on 322.

Showing the rear elevation, Mr. Bradshaw stated that all the downspouts would be replaced with new downspouts appropriate for the pressure wash in back of the building. Also, 2 windows on the rear would be replaced with bars to match the existing windows.

In reference to Kathy Walters' question concerning lighting, Mr. Bradshaw said they would like to have lighting in the alley as well as emergency lighting in the back. He said, "It will have to be well lit back there." For temporary purposes, he said, maybe a Duke Power light, but at this point he was just not sure.

Kathy Walters informed him that he could come back later.

In reference to questions from Judy Kandl, Mr. Bradshaw testified that the downspouts would be brown to match the building, and the railing will remain as it now exists. The area outside of the new door where the existing surface is now grass will eventually be changed to brick pavers but will at least be concrete to start with.

### Public Hearing

There was no one present to speak in favor or opposition to the requests.

### Deliberation

Judy Kandl suggested that the lighting and the brick pavers be approved through minor works at a later time. Wendy Spry stated that those items could be approved by the minor works committee. Commission members agreed.

### Motion

Kathy Walters made the following motion: "I move that the Commission find the following facts concerning Application #H-11-08 – that Chris Bradshaw, agent for Leon S. Bradshaw, owner of 316 Depot Street, appeared before the Commission and sought a Certificate of Appropriateness to renovate the space for an addition to 322 Depot St. Dance Studio, replacing the front windows and door to match 322, replacing the rear door to match the front of the building, and adding a canopy; that no one appeared before the Commission to support or oppose this request, this request should be granted based on The Secretary of Interior Standards for Rehabilitation and Chapter 2 – Changes to Buildings – Storefronts, pages 20-22, guidelines 1-6 Chapter 2 – Changes to Buildings – Windows and Doors, pages 30-31, guidelines 1-4; Chapter 4 – Site Features & District Setting, pages 54-56, guidelines 10-15 of the Non-Residential Historic District Design Guidelines; mitigating factor: any paving of the back area and lighting details to be approved as minor works; therefore, I further move that a Certificate of Appropriateness for Application #H-11-08 be granted to Leon S. Bradshaw, owner of 316 Depot Street, to make the changes detailed in the application."

Ronald Fleming seconded the motion; all members present voted AYE.

**H-12-08 430 S. Fulton St. – Ken & Jill Rufty, owner**

**Request:** (1) Put in brick retaining wall at street (2) Put down pavers on existing house sidewalk and steps (3) Install water fountain.

Ken Rufty and Jim Carli were sworn to give testimony for the request.

Staff presented slides.

Mr. Rufty informed the Commission that he would like to emulate a brick retaining wall located at 418 S. Fulton St. as closely as possible to the front of his house at the street, along with a brick column as it goes in toward the sidewalk. He will also place a 6" granite topper on the brick column. The retaining wall will come up to the first step.

Mr. Rufty presented a sample of the brick and testified that an antique type of cement would be used between the bricks so that it would look like an older brick wall.

Continuing with the 2<sup>nd</sup> portion of the request, Mr. Rufty presented a picture of the pavers that would be located on the side walk going up to the house. The pavers are 1 3/8" thick and will be placed on top of the existing cement walkway, beginning at the first step. From the slides, Mr. Rufty showed the border pattern that would also be emulated from 108 N. Fulton Street.

Mr. Rufty further testified that he would like to install a historic-style aluminum 6 ½ ft. tall water fountain in the front yard. The fountain is very similar to a fountain located at F & M Bank on Easy Street. The color is off-black and the brick perimeter will be 10 ft. in diameter and 14 inches tall. He said the first tier, next to the water, would be approximately 14 inches high and a second tier approximately 4 inches high. A sample of the brick was presented. The base in the center will be cement.

### Public Hearing

There was no one present to speak in favor or opposition to the request.

### Deliberation

In response to questions pertaining to the retaining wall from Judy Kandl, Mr. Rufty testified that the brick columns would be 2 ft. high and the granite cap will be a gray/white color. In response to Ms. Kandl's questions concerning details for the brick paver walkway he explained how the pavers would be laid.

In reference to questions concerning the proposed location for the fountain, Mr. Rufty stated that he thought the fountain would be accented nicely on the same side as the existing large tree, except more to the right and further to the front from tree. He further stated that it would be 8-10 ft. away from the retaining wall, and approximately 30 ft. from the edge of the house. He also said he had other plans for the right side at another time.

## Motion

Ronald Fleming made the following motion: “I move that the Commission find the following facts concerning Application #H-12-08 – that Ken Rufty, owner of 430 S. Fulton Street, and Jim Carli, appeared before the Commission and sought a Certificate of Appropriateness to put in a retaining wall at the street, put down pavers on the existing house sidewalk and steps, and install a water fountain in the front yard; that no one appeared before the Commission to support or oppose this request, this request should be granted based on The Secretary of Interior Standards for Rehabilitation, and Chapter 4 – Site Features and District Setting – Landscaping, pages 62-63, guidelines 7-9 of the Residential Historic District Design Guidelines; therefore, I further move that a Certificate of Appropriateness for Application #H-12-08 be granted to Ken and Jill Rufty, owners of 430 S. Fulton Street, to make the changes detailed in the application with the following changes agreed t by the applicant with the following changes agreed to by the applicant: 2 ft. brick column at ends of 4 corners of the retaining wall with white granite caps.”

Andrew Pitner seconded the motion; Judy Kandl voted NO; all other members present voted AYE.

Judy Kandl explained that she did not feel that the location for the fountain follows the pattern of the historic district for a major landscape feature. She suggested to Mr. Rufty that he use cardboard boxes to make a mock fountain and place on both sides of the yard to determine which side the fountain would look best on.

Anne Lyles informed Mr. Rufty that the COA was granted but if he should decide to change the fountain to the opposite side it would be a minor work approval.

**H-13-08 405 N. Lee St. – Rowan Investment Co., Inc. (RIC), owner Stout Studio, applicant/agent**

**Request:** (1) Replace existing front entry with new aluminum storefront (2) Repaint window frames on southern façade and rear façade; color, black (3) Repaint masonry wall on southern façade; color, TBD (4) Remove existing HVAC unit on southern façade (5) Remove existing landing and steps from rear façade (6) Construct new wooden ADA ramp (7) Replace existing rear doors with wood paneled doors, similar to those on 407 N. Lee St. (8) Rebuild and repair corner of rear wall where masonry is damaged.

Gray Stout was sworn to give testimony for the requests.

Staff presented slides as Mr. Stout explained the proposal. He testified that they would like to remove the wood siding and create a more inviting aluminum glass storefront. On the rear façade there will be 2 existing opening of doors, doors painted black; also 4 window openings, frames painted black, and glass repaired and/or replaced. He further testified that the existing stair and landing would be removed and a new ramp constructed across the rear façade. A new air conditioning system will be placed on the roof. He said 2 metal halide wall-mounted light packs would be installed on the rear elevations above the doors.

Mr. Stout informed the Commission that paint colors had not been determined yet. He was reminded by Wendy Spry that the colors could be approved through minor works.

From the slides he pointed out an existing door that would be replaced with a panel door instead of glass. The back walkway will be constructed of pressure treated lumber and 4x 4 newel posts, 2 x 2 vertical pickers, 1x4 side rail, and 2 x4 caps, natural finish.

Mr. Stout continued to the front elevation and testified that the proposed storefront has glass in the 2-inch frame work of the storefront and 4 solid aluminum panels on the bottom and recessed doors. The existing exterior lighting would be removed and replaced with 3 gooseneck lights and a gooseneck light over the existing rail walk medallion.

In response to a question from Jack Errante, Mr. Stout said the rear doors would be replaced to match the existing doors on 407.

Judy Kandl asked Mr. Stout about the lighting packs proposed for the rear of the building which he described as being a box shaped square with a protective cover over it and would project from the building 6 inches.

There was no one present to speak in support or opposition of the request.

**Gray Stout continued with testimony for 407 N. Lee St.**

**Request:** (1) Replace existing garage door with new wooden and glass door (2) Replace pedestrian door with new wooden and glass door (3) Repair existing transom (4) Remove existing vent in window frame on rear façade and install new case window (5) Repaint window frames on rear façade; color, black.

He stated that existing metal over-head door would be removed and replaced with a new wood multi-paneled door, operable overhead garage door with individual glass panes in the top 3 rows and wood panels underneath. The deteriorated side door is to be replaced with a new 6-light paneled door. The window above will be repaired if possible or replaced with new glass in the same size and shape. In addition, 3 gooseneck lights would be installed on the right side.

He informed the Commission that the existing rear panel doors would remain, and a vent in the location of the original window will become a new window with the same material, pattern, and glazing as the existing windows.

In response to a question from Andrew Pitner, Mr. Stout said the meter boxes and overhead wiring would remain.

Judy Kandl questioned rather the replacement of the pedestrian door with the proposed pattern for the new wooden and glass door was consistent with the guidelines, the storefront definition and with the new adjacent storefront. She suggested that the replacement door match the storefront door.

Following comments from Mr. Stout, he, along with the Commission members agreed with Ms. Kandl's suggestion that the approval of the door design, should it be changed, be handled through minor works, along with any sign approvals.

There was no one present to speak in favor or opposition of the request.

Kathy Walters made the motion as follows: "I move that the Commission find the following facts concerning Applications #H-13-08 and H-14-08 – that Gray Stout of Stout Studio, applicant/agent for Rowan Investment Co., Inc., owner of 405 & 407 N. Lee Street, appeared before the Commission and sought a Certificate of Appropriateness to install a new aluminum storefront, replace the solid overhead door with a new wood overhead door with glass in the upper panels, install a new wood ADA ram, and install gooseneck lighting on the front façade; that no one appeared before the Commission to support or oppose this request, this request should be granted based on the The Secretary of Interior Standards for Rehabilitation and Chapter 2 – Changes to Buildings – Store Fronts, pages 20-22, guidelines 1-7; Chapter 2, Changes to Buildings – Safety & Accessibility, page 41, guidelines 2 & 3; Chapter 4 – Site Features & District Setting – Lighting, page 62, guidelines 1-5 of the Non-Residential Historic District Design Guidelines; mitigating factors: some Commission members had a question about the replacement of the door adjacent to the new storefront installation and it was deemed by the Commission that it would be appropriate if the design of the currently proposed door was changed to more closely match the storefront design of the overhead door adjacent to it, that it could be approved through minor works; therefore, I further move that Certificates of Appropriateness for Application #H-13-08 & H-14-08 be granted to Rowan Investment Co., Inc., owner of 405 & 407 N. Lee Street to make the changes detailed in the application."

Andrew Pitner seconded the motion; all members present voted AYE.

**H-15-08 214 E. Innes St.** – Doug Jones, owner; Michael Young, agent

**Request:** Installation of public art to include two 5x7 sepia tone post card reproductions on canvas (Empire Hotel & Depot); will mount on wood frames into mortar joints.

Michel Young, agent, was sworn to give testimony for the request. Staff presented slides.

Micheal Young informed the Commission that in addition to speaking as agent for Doug Jones, he was also a member of the Downtown Salisbury Public Arts Committee. He then continued with the request to install two 5' x 7' giant postcards on the side of Doug Jones Insurance at 214 E. Innes St. The posters would be mounted on the blank wall facing Depot Street.

He testified that the panels are built from a wood frame and covered with a canvas material that is digitally printed in photographic quality. He said it would be done in a sepia tone as opposed to color.

He said the canvas would be stretched over a wood frame and mounted flush against the building where nothing would be able to get behind it. It will be stapled into the mortar not the building and would be 100% removable. He further stated that the life span is 2 years. It would not be lighted at this point.

In response to a question from Andrew Pitner who asked why the posters would be placed horizontal rather than stepping down Depot St., Mr. Young said he did not know.

Judy Kandl said because of the proposed placement, she wondered if they were placed for the view from pedestrians or vehicles. Mr. Young said, "I think they were intended for the motorists."

Ms. Kandl read and stated that the following guidelines be a part of the review - Side & Rear Facades, page 26, and Signs, page 55, #2, 3, 4, 5 and 9.

Jack Errante referring back to Mr. Young's testimony that the life span of the post cards would be about 2 years, he asked what would happen to the building after that time period; Mr. Young said, "The building could be repainted."

Jack Thomason, Historic Salisbury Foundation, was sworn to speak in favor of the request. In reference to the location of the post cards, Mr. Thomson said getting the cards up high enough to be away from maleficent pedestrians was probably an issue for sure. He informed the Commission that another consideration for placement of the posters could be to place the images in some sort of relationship with the steps.

Janet Gapen stated that the motion could be worded in such a way that if the location is varied they would not need to come back for approval of the change.

Andrew Pitner made the following motion: "I move that the Commission find the following facts concerning Application #H-15-08 – that Michael Young, agent for Doug Jones, owner of 214 E. Innes Street, appeared before the Commission and sought a Certificate of Appropriateness to install public art to include two 5'x7' sepia tone post card reproductions of the Empire Hotel and the Depot on canvas, mounted on wood frames into mortar joints on the east side of the building facing Depot St., that Jack Thomason appeared before the Commission to support the request, this request should be granted based on The Secretary of Interior Standards for Rehabilitation, page 5, 1-10 of the Non-Residential Historic District Design Guidelines and Signage and Awning - page 55, guidelines 2,3,4,5, and 9; mitigating factor: signs will be mounted in a horizontal fashion with leeway for minor adjustments in the field for changing of staggered elevation to match the roofline; therefore, I further move that a Certificate of Appropriateness for Application #H-15-08 be granted as amended to Michael Young, agent for Doug Jones, owner of 214 E. Innes St., to make the changes detailed in the application."

Kathy Walters seconded the motion; all members present voted AYE.

## **Committee Reports**

### Minor works

Judy Kandl asked for an explanation of the approval for 209 E. Bank St. which was given by Wendy Spry. There were being no other questions, the minor works were approved as submitted with a motion from Kathy Walters, seconded by Ron Fleming and all members present voting AYE.

### Preservation Month

Janet Gapen gave out the schedules for the Friday Night Out based on the times that members who contacted her had given. She stated that the ad had run in the paper and would run one more time prior to the date.

### House Identity Plaques

Janet Gapen informed the Commission that the members of the North Main Street Historic District have had some discussion in their meetings concerning a plaque program. She stated that it is her opinion that there would be benefits to having a consistent pattern design for all the districts, so she asked them (North Main District) to allow the Commission time to discuss the matter.

Kathy Walters informed Ms. Gapen that the residents of West Square Historic District (at the time it was the only district) did have an approved plaque design, so there should be information on that design filed somewhere.

Jack Thomason agreed that there should be some level of consistency for each district but individuality as it related to the neighborhood itself. He stated that it would be helpful to find out how other districts do their plaques.

Anne Lyles said that the plaque design for Brooklyn South Square was copied from a design she had seen while in Hingham MA. She said they did not like the plaques in West Square because it was not readable. She then described the design.

Judy Kandl suggested that an ad be placed in the next newsletter for a called session to discuss and set guidelines.

Janet Gapen said they would discuss the matter further at a later time.

### **Other Business**

### Minutes

The minutes for the April minutes were deferred to the next meeting for approval.

### **Adjournment**

Prior to the adjournment of the meeting, a special windows display presentation was given by Judy Kandl. At the conclusion of this very thorough presentation the meeting was adjourned.

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Anne Lyles, Chair

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Judy Jordan, Secretary



